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SPECIALISTS IN PROPERTY



Wiltshire Avenue, Slough, Berkshire. SL2 1BA.

£325,000 Leasehold

Welcome to this beautifully refurbished two double bedroom maisonette, perfectly blending modern amenities with a warm and inviting atmosphere. Nestled in a serene neighbourhood, this home offers convenient driveway parking and boasts a generous-sized garden, ideal for outdoor activities and relaxation.

The property has been thoughtfully updated, with windows installed just two years ago and new gas and electric systems put in place three years ago, ensuring efficiency and peace of mind. The entire maisonette features new wood flooring throughout, adding a touch of elegance and continuity to the space. The kitchen is equipped with a dishwasher, microwave, and gas hob.

Designed for both comfort and entertainment, the open-plan living and dining area provides a spacious setting to host family gatherings and social events. At the rear of the property, the conservatory offers a tranquil spot to unwind, with panoramic views of the lush garden. The master bedroom comes with fitted wardrobes, offering ample storage, while the second double bedroom overlooks the garden, providing a peaceful retreat for guests or family members.

The family bathroom is tastefully white-washed and features a practical shower-over-bath arrangement. Stepping out into the garden, you'll find an inviting wood deck immediately outside the conservatory, perfect for alfresco dining. The garden is bordered by a charming shrub and planted area, leading to a shed at the rear equipped with electricity. Side access to the garden adds convenience, making this outdoor space both functional and delightful.

AREA

Situated in a prime location, this maisonette is conveniently close to a variety of local shops and amenities on Farnham Road, catering to all your daily needs. The property is within walking



distance of several reputable schools, including St. Anthony's, Penn Wood, and Baylis Court, making it an ideal choice for families. Additionally, excellent public transport links provide easy access to Slough town centre, where you can connect to the Elizabeth Line at Slough train station, offering seamless travel to London and beyond. The vibrant community and convenient transport options ensure that everything you need is within reach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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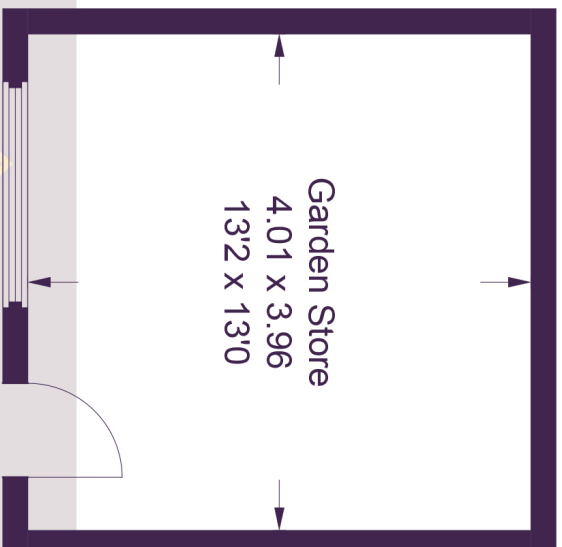
38 Wiltshire Avenue

Approximate Gross Internal Area

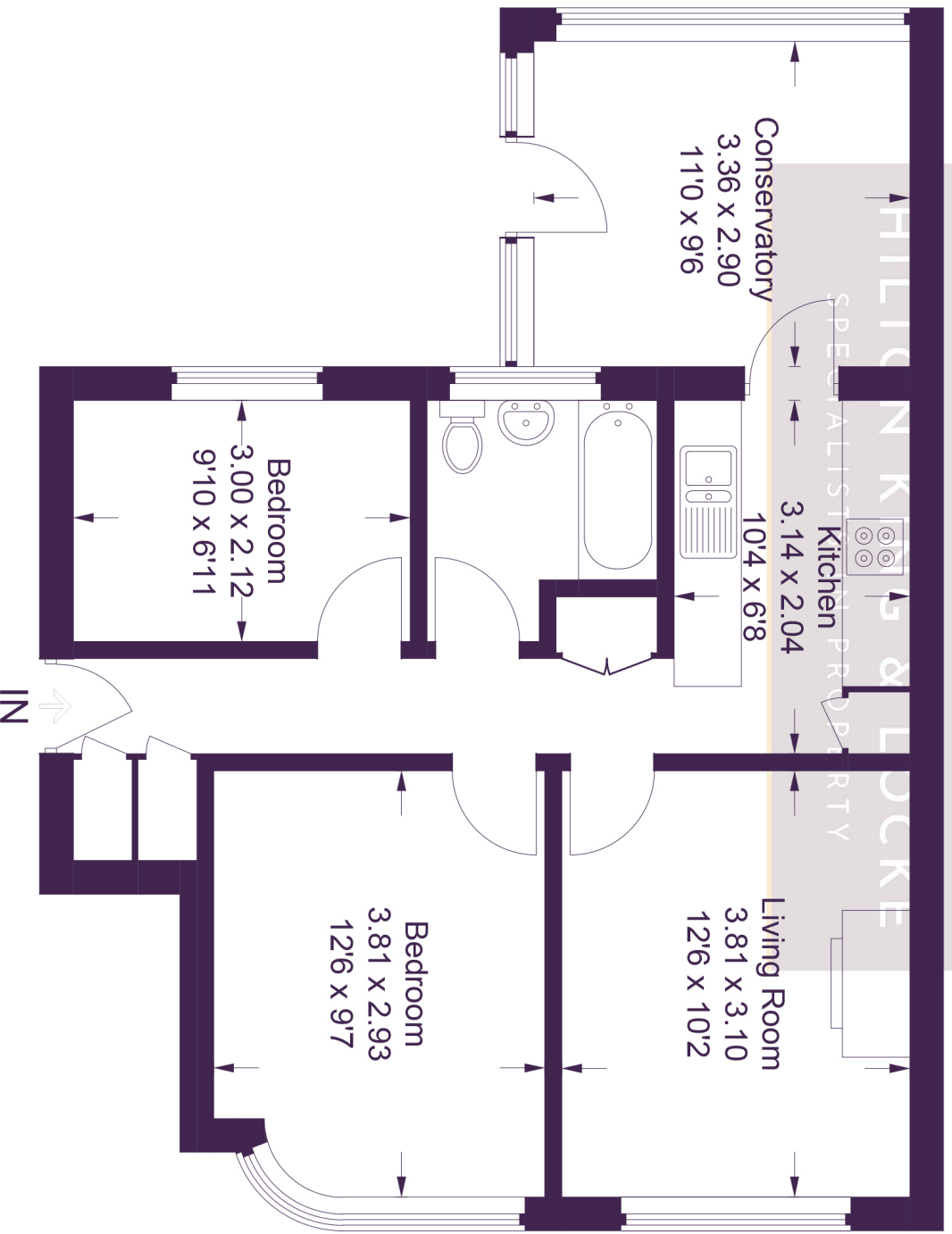
59.7 sq m / 643 sq ft

Outbuilding = 15.8 sq m / 170 sq ft

Total = 75.5 sq m / 813 sq ft



(Not Shown In Actual
Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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